

Change of Zone 3252

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending the Lincoln Zoning District Maps attached to and  
2       made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the  
3       Lincoln Municipal Code, by changing the boundaries of the districts established and shown  
4       thereon.

5           BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6           Section 1. That the "Lincoln Zoning District Maps" attached to and made a part  
7       of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
8       boundaries of the districts established and shown on said Maps as follows:

9           A tract of land composed of a portion of Outlots "B" and "C", King Ridge 1st  
10          Addition, all located in the Northwest Quarter of Section 6, Township 10 North,  
11          Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, and  
12          more particularly described as follows:

13          Commencing at the northeast corner of said Outlot "B", said point being the true  
14          point of beginning, thence on an assumed bearing of south 00 degrees 15  
15          minutes 23 seconds west along the east line of said Outlots "B" and "C", a  
16          distance of 943.95 feet to a point, thence north 54 degrees 41 minutes 02  
17          seconds west, a distance of 424.19 feet to a point of curvature, thence along a  
18          curve in a counter clockwise direction having a radius of 364.00 feet, arc length  
19          of 222.73 feet, delta angle of 35 degrees 03 minutes 35 seconds, a chord  
20          bearing of north 72 degrees 12 minutes 50 seconds west, and a chord length of  
21          219.28 feet to a point of tangency, thence north 89 degrees 44 minutes 37  
22          seconds west, a distance of 253.68 feet to a point, thence north 00 degrees 15  
23          minutes 23 seconds east along the west line of said Outlots "C" and "B", a  
24          distance of 72.00 feet to a point, thence north 89 degrees 44 minutes 37  
25          seconds west along a south line of said Outlot "B", a distance of 100.00 feet to a  
26          point on deflection, thence north 00 degrees 15 minutes 23 seconds east along  
27          the west line of said Outlot "B", a distance of 38.76 feet to a point of deflection,  
28          thence north 34 degrees 50 minutes 17 seconds west along a southwest line of  
29          said Outlot "B", a distance of 107.84 feet to a point of deflection, thence north 00  
30          degrees 15 minutes 23 seconds east along a west line of said Outlot "B", a  
31          distance of 438.54 feet to the northwest corner of said Outlot "B", thence south  
32          89 degrees 32 minutes 57 seconds east along the north line of said Outlot "B", a

1 distance of 972.00 feet to the true point of beginning; said tract contains a  
2 calculated area of 15.40 acres or 670,931.97 square feet more or less;

3 be and they hereby are transferred from the I-1 Industrial District to the B-2 Planned  
4 Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood  
5 Business District and governed by all the provisions and regulations pertaining to the B-2  
6 Planned Neighborhood Business District.

7 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part  
8 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
9 boundaries of the districts established and shown on said Maps as follows:

10 A tract of land composed of a portion of Lot 2, King Ridge 1st Addition, all  
11 located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East  
12 of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, and more  
13 particularly described as follows:

14 Commencing at the northwest corner of said Lot 2, thence on an assumed  
15 bearing of south 00 degrees 15 minutes 23 seconds west along the west line of  
16 said Lot 2, a distance of 943.95 feet to a point, said point being the true point of  
17 beginning; thence south 54 degrees 41 minutes 02 seconds east, a distance of  
18 29.32 feet to a point of curvature, thence along a curve in a counter clockwise  
19 direction having a radius of 436.00 feet, arc length of 32.43 feet, delta angle of  
20 04 degrees 15 minutes 44 seconds, a chord bearing of south 56 degrees 48  
21 minutes 54 seconds east, and a chord length of 32.43 feet to a point, thence  
22 south 26 degrees 19 minutes 03 seconds west, a distance of 62.63 feet to a  
23 point of curvature, thence along a curve in a counter clockwise direction having a  
24 radius of 636.00 feet, arc length of 59.78 feet, delta angle of 05 degrees 23  
25 minutes 07 seconds, a chord bearing of south 23 degrees 37 minutes 29  
26 seconds west, and a chord length of 59.75 feet to a point of intersection with the  
27 west line of said Lot 2, thence north 00 degrees 15 minutes 23 seconds east  
28 along the west line of said Lot 2, a distance of 145.58 feet to the true point of  
29 beginning, said tract contains a calculated area of 0.08 acres, or 3,588.07  
30 square feet more or less;

31 be and they hereby are transferred from the B-2 Planned Neighborhood Business District to the  
32 I-1 Industrial District and are hereby made a part of the I-1 Industrial District and governed by  
33 all the provisions and regulations pertaining to the I-1 Industrial District.

Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A tract of land composed of a portion of Outlot "C", King Ridge 1st Addition, all located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, and more particularly described as follows:

Commencing at the northeast corner of Outlot "B", King Ridge 1st Addition; thence on an assumed bearing of south 00 degrees 15 minutes 23 seconds west along the east line of said Outlots "B" and "C", a distance of 1089.53 feet to a point, said point being the true point of beginning; thence south 00 degrees 15 minutes 23 seconds west along the east line of said Outlot "C", a distance of 675.54 feet to the southeast corner of said Outlot "C"; thence north 89 degrees 44 minutes 37 seconds west along the south line of said Outlot "C", a distance of 40.96 feet to a point; thence north 00 degrees 15 minutes 23 seconds east, a distance of 450.98 feet to a point of curvature; thence along a curve in a clockwise direction having a radius of 636.00 feet, arc length of 229.51 feet, delta angle of 20 degrees 40 minutes 33 seconds, a chord bearing of north 10 degrees 35 minutes 39 seconds east, and a chord length of 228.27 feet to a point of intersection with the east line of said Outlot "C", said point being the true point of beginning, said tract contains a calculated area of 0.56 acres, or 24,646.93 square feet more or less;

be and they hereby are transferred from the I-1 Industrial District to the B-2 Planned Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood Business District and governed by all the provisions and regulations pertaining to the B-2 Planned Neighborhood Business District.

Section 4. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A tract of land composed of Outlots "E" and "F", King Ridge 1st Addition, all located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, and more

1 particularly described as follows:

2 Commencing at the northwest corner of said Outlot "E", said point being the true  
3 point of beginning; thence on an assumed bearing of south 89 degrees 44  
4 minutes 37 seconds east along the north line of said Outlot "E", a distance of  
5 161.65 feet to a point of curvature; thence along a curve in a clockwise direction  
6 having a radius of 139.01 feet, arc length of 89.00 feet, delta angle of 36  
7 degrees 41 minutes 06 seconds, a chord bearing of south 71 degrees 24  
8 minutes 04 seconds east along the northeast line of said Outlot "E", and a chord  
9 length of 87.49 feet to a point of tangency; thence south 53 degrees 03 minutes  
10 31 seconds east along the northeast line of said Outlots "E" and "F", a distance  
11 of 656.40 feet to the northeast corner of said Outlot "F"; thence along a curve in  
12 a counter clockwise direction having a radius of 860.00 feet, arc length of 24.20  
13 feet, delta angle of 01 degrees 36 minutes 44 seconds, a chord bearing of south  
14 53 degrees 02 minutes 50 seconds west along the east line of said Outlot "F",  
15 and a chord length of 24.20 feet to a point; thence north 55 degrees 51 minutes  
16 45 seconds west, a distance of 716.13 feet to a point; thence south 89 degrees  
17 11 minutes 34 seconds west, a distance of 158.64 feet to a point of intersection  
18 with the west line of said Outlot "E"; thence along a curve in a counter clockwise  
19 direction having a radius of 564.00 feet, arc length of 28.54 feet, delta angle of  
20 02 degrees 53 minutes 56 seconds, a chord bearing of north 02 degrees 37  
21 minutes 09 seconds east along the west line of said Outlot "E", and a chord  
22 length of 28.53 feet to a point of tangency; thence north 01 degrees 10 minutes  
23 11 seconds east along the west line of said Outlot "E", a distance of 9.52 feet to  
24 the true point of beginning, said tract contains a calculated area of 35,096.00  
25 square feet or 0.81 acres more or less;

26 be and they hereby are transferred from the I-1 Industrial District to the B-2 Planned  
27 Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood  
28 Business District and governed by all the provisions and regulations pertaining to the B-2  
29 Planned Neighborhood Business District.

30 Section 5. That this ordinance shall take effect and be in force from and after its  
31 passage and publication according to law.

Introduced by:

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Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Staff Review Completed:

\_\_\_\_\_  
Administrative Assistant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2001:

\_\_\_\_\_  
Mayor